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## Hornsea Burton Road Hornsea, HU18 1TQ

LOCATED JUST A STROLL AWAY FROM THE SEA FRONT AND HANDILY PLACED FOR ALL OF THE AMENITIES WITHIN THIS POPULAR EAST COAST RESORT, WE ARE PLEASED TO OFFER TO THE MARKET A FOUR BEDROOM CHALET STYLE BUNGALOW SITUATED ON A GENEROUS PLOT OF APPROXIMATELY HALF AN ACRE WHICH MAY OFFER THE OPPORTUNITY OF A FURTHER BUILDING PLOT IF THE RELEVANT PERMISSIONS ARE GRANTED.

Enjoying an open rear aspect and having expansive gardens with a garage and plenty of off street parking amenities for a number of vehicles, the accommodation briefly comprises entrance hall, lounge and dining area, fitted kitchen, ground floor bedroom, shower room, conservatory and two bedrooms to the first floor.

OF GOOD PROPORTION THROUGHOUT, THE PROPERTY OFFERS AN INTERESTING PROPOSITION TO THE DISCERNING PURCHASER AND FURTHER ENQUIRIES ARE WELCOME. Awaiting EPC.

**Asking Price £245,000**

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### Entrance Hall

With a tiled floor and staircase off

### Lounge and Dining Area

12'1" x 11'5" and 7'9" x 6'2" (3.70 x 3.50 and 2.38 x 1.90)

With three windows to two aspects and French Doors allowing plenty of natural light.

### Kitchen

11'5" x 7'0" (3.50 x 2.15)

A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Tiled floor and partially tiled walls, windows to two aspects, plumbing for an automatic washing machine and integrated appliances include an electric oven and an electric hob.

### Shower Room

Having an electric shower unit within an independent enclosure, wash hand basin and a dual flush low level wc. Tiled floor and half tiled walls.

### Ground Floor Bedroom One

16'3" x 7'6" (4.96 x 2.30)

With three windows to two aspects.

### Conservatory

10'2" x 9'0" (3.10 x 2.75)

With laminate flooring and French Doors giving access to the rear garden.

### First Floor Bedroom Two

14'1" x 11'9" (4.30 x 3.60)

Two "Velux" style windows.

### First Floor Bedroom Three

13'5" x 11'9" (4.11 x 3.60)

Two "Velux" style windows.

### Outside

The property is set within an enclosed plot of approximately half an acre with an open rear aspect which is laid mainly to lawn with vehicular approach via wooden gates to a garage and plenty of further off street parking for a number of vehicles to decorative aggregates.

### Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Hornsea Property Services has any authority to make or give any representation or warranty

whatsoever in relation to this property.

### About Us

Now well established, our sales team at Hornsea Property Services are passionate about property and are dedicated to bringing you the best customer service we can.

Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

### Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Popular Location
- Well Presented
- EPC TBC

- 1/2 an Acre of Land
- Close to Amenities

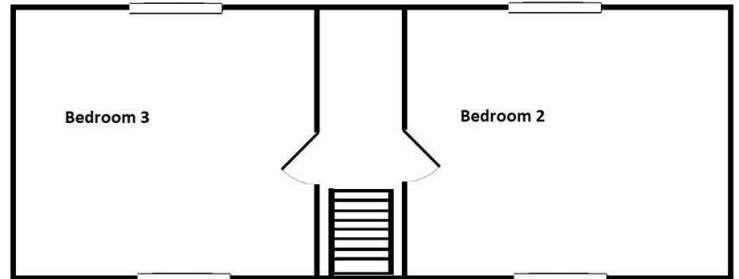
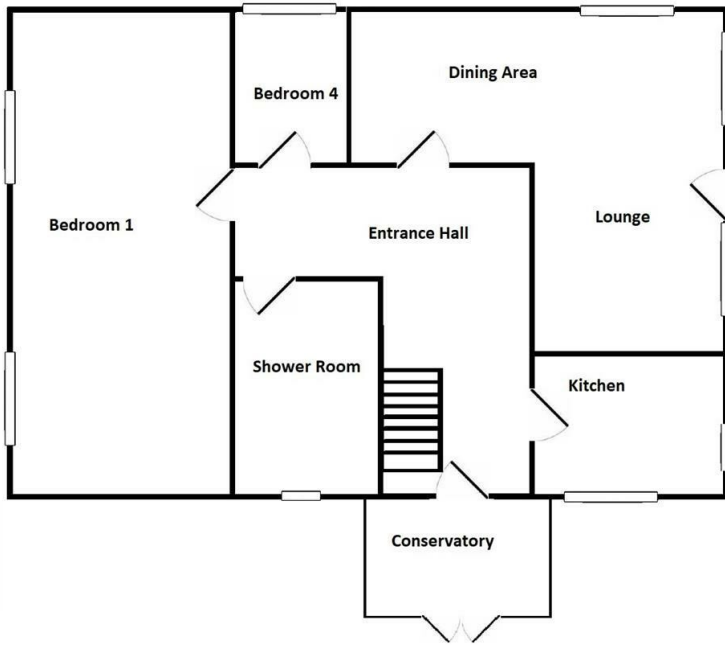
- Four Bedrooms
- Viewing Essential







**Floor Plan**



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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